Bill Garrett Davidson County
DEEDQC
Batch# 40012 2 pgs
12/20/2017 03:16:50 PM
Fees: $12.00 Taxes: $0.00
20171220-0129748

Prepared by and Returnable to:
Katie Mathews Zipper, Esq.
ZIPPER LAW, PLLC
204 4th Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Michael J. Walters 2032 Greenwood Avenue Nashville, Tennessee 37206	New Owner	83-3-427
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Amanda Nellie Jane Wright v. Michael James Walters**, Coffee County Chancery Court, Case No. 2017-CV-363. Accordingly, **Amanda Nellie Jane Wright**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Michael J. Walters (a/k/a Michael James Walters),** his heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee being Lot Number 7 on the Plan of Pontotoc Subdivision, a part of the Early Tract, of record in Book 547, page 113, Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Michael J. Walters, an unmarried man, by Warranty Deed from Kimberly D. Pounders, an unmarried woman, dated April 26, 2007, and recorded on May 3, 2007, in Instrument No. 20070503-0052859, Register's Office for Davidson County, Tennessee.

This is improved property known as 2032 Greenwood Avenue, Nashville, Tennessee 37206. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of November, 2017.

Grantor:

Amanda N.J. Wright
AMANDA NELLIE JANE WRIGHT

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **AMANDA NELLIE JANE WRIGHT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of Nov 2017.

Teresa G. Trail
NOTARY PUBLIC

TERESA G. TRAIL STATE TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

My commission expires: 3-19-19

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled **Amanda Nellie Jane Wright v. Michael James Walters**, Coffee County Chancery Court, Case No. 2017-CV-363, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 21st day of November, 2017.

Lesa L Kupchik
NOTARY PUBLIC

LESA L. KUPCHIK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 4-15-2018